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2019 Year-End Real Estate Report

The average home in 2019...

LISTED for sale at \$451,012,
was on the market for 66 days and
SOLD for a net price of \$440,783

*Statistics above include DETACHED homes listed and sold by ALL BROKERS per Bright MLS 1/17/20;
Information deemed reliable but not guaranteed*

*The Spring Market Starts in Early March...Are You Ready?
Call Us Today at 301-237-3685 to take advantage!*

If your home is currently listed with another broker this is not a solicitation of that listing.
It is not our intention to solicit the listings of other brokers.



BEST
WASHINGTONIAN
2019



Annual Neighborhood Real Estate Report

Homes Sold & Settled in 2019

Colonials

Address	BR/BA	Listed	Net Sold	Age	DOM
801 Anderson St.	4/5.5	\$650,000	\$617,000	12	16
13202 Autumn Dr.	4/1.5+	\$439,900	\$426,703	55	27
1010 Broadmore Cir.	4/2.5	\$402,000	\$326,550	54	9
13005 Broadmore Rd.	4/2.5	\$449,900	\$435,000	54	16
13113 Buccaneer Rd.	4/2.5+	\$439,999	\$429,999	52	34
13118 Buccaneer Rd.	3/2.5	\$419,900	\$430,000	37	3
600 Cannon Rd.	4/3.5	\$545,000	\$528,650	39	28
622 Cannon Rd.	4/3.5	\$469,900	\$475,997	40	25
12611 Laurie Dr.	5/3.5+	\$435,000	\$435,000	55	111
12614 Laurie Dr.	5/2.5+	\$439,999	\$430,000	55	10
12812 Tamarack Rd.	4/1.5	\$330,000	\$320,000	55	10
13121 Venetian Rd.	5/3.5	\$595,000	\$585,000	18	187

Ramblers

Address	BR/BA	Listed	Net Sold	Age	DOM
800 Cannon Rd.	4/2.5	\$350,000	\$350,000	58	1
1401 Chilton Dr.	4/3	\$485,000	\$477,000	55	94

Split-Levels

Address	BR/BA	Listed	Net Sold	Age	DOM
13207 Autumn Dr.	4/3	\$465,000	\$465,000	55	6
13208 Betty Ln.	7/4	\$520,000	\$508,000	61	1
13231 Betty Ln.	4/3	\$459,000	\$468,400	59	9
12624 Billington Rd.	4/2.5	\$439,900	\$446,000	50	3
12808 Broadmore Rd.	3/2.5	\$385,000	\$400,000	57	16
12917 Broadmore Rd.	5/3	\$404,000	\$346,000	53	28
13300 Burkhardt St.	4/2.5	\$505,000	\$487,000	37	436
611 Chichester Ln.	5/2.5	\$429,900	\$442,500	50	5
505 Fairhill Dr.	4/2.5	\$475,000	\$474,000	59	6

Cape Cods

Address	BR/BA	Listed	Net Sold	Age	DOM
13309 Octagon Ln.	2/1	\$289,900	\$275,000	72	494

Townhomes

Address	BR/BA	Listed	Net Sold	Age	DOM
1025 Mondrian Ter.	3/3.5	\$349,900	\$359,900	35	5

Statistics used in this report include resale homes listed & sold by ALL BROKERS per BrightMLS 1/17/20; Information deemed reliable but not guaranteed; DOM = Days on Market; Net Sold = Net Sold Price; Net Sold Price is Sold Price less Seller Subsidy (i.e., closing costs paid by Sellers on behalf of Buyers)

Enhanced Year-End Report Available On Our Website!

An enhanced web-based version of this Year-End Report is also available on our website (www.savercoolteam.com) in a more robust format with live links to interior/exterior pictures of all the homes sold in 2019 and included in this report. Take a look to help gain some perspective on our local market and to see how your home compares.

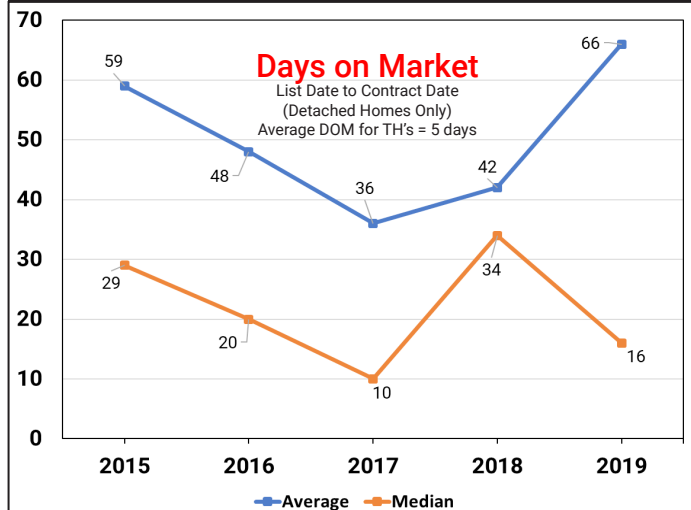
Go to www.savercoolteam.com and click on 'Communities', then 'Carole Acres - Fairview Estates' to view the report.

10-Year Neighborhood Sales History

Year	#Sold	Avg. List \$	Avg. NSP \$
2010	18	\$366,338	\$352,849
2011	17	\$359,091	\$340,119
2012	18	\$354,478	\$340,704
2013	15	\$359,712	\$346,920
2014	25	\$377,748	\$365,101
2015	21	\$387,579	\$377,035
2016	24	\$381,079	\$375,368
2017	31	\$414,364	\$412,663
2018	19	\$444,973	\$435,457
2019	24	\$451,012	\$440,783

The above statistics include DETACHED single-family homes only; NSP = Net Sold Price; Net Sold Price is Sold Price less Seller Subsidy (i.e. closing costs paid by Sellers on behalf of Buyers)

Marketing Time Remains Low!



*The Average DOM statistic seen above (66 days) is skewed by a few outliers. There were four homes that were on the market for 110+ days, including two homes that were on the market for 435+ days.

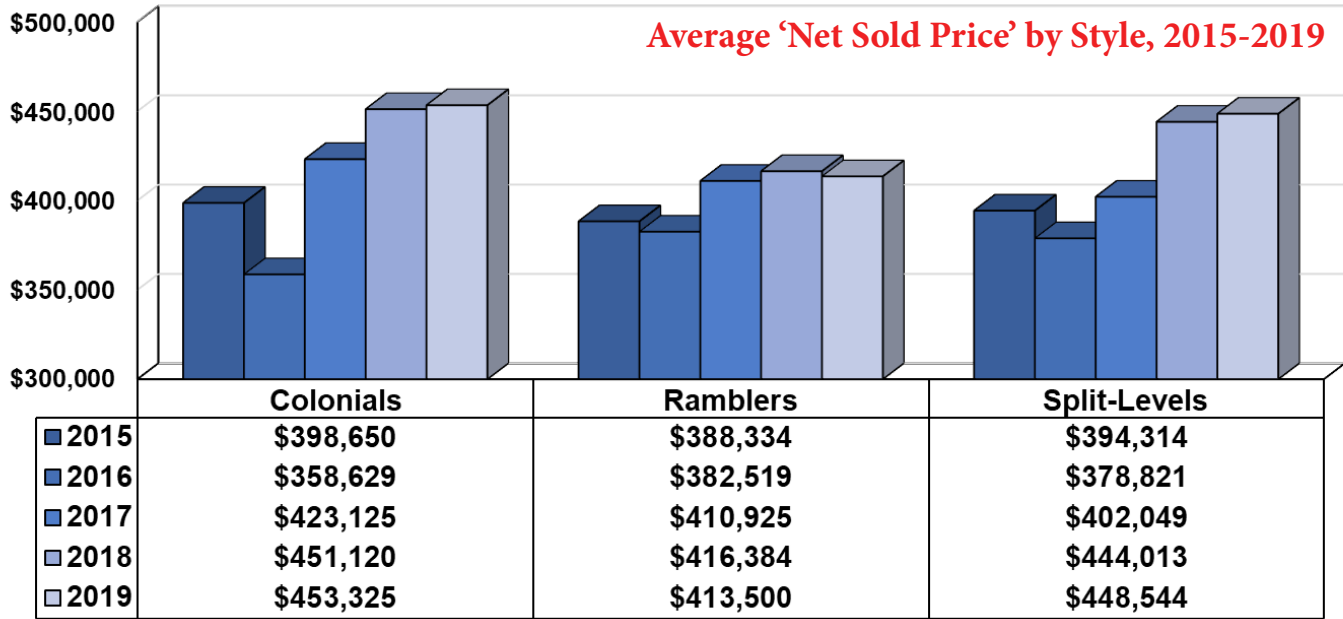
*The Median DOM statistic (16 days) more accurately reflects market conditions. In fact, if you exclude the 4 outliers, the Average DOM drops all the way down to 17 days.

Over the years we've helped hundreds of Colesville-area families in all sorts of circumstances: retirees, downsizing empty-nesters, corporate transfers & relocations, estate sales, first-time and move-up buyers & more!

Whatever your situation, our 30+ years of experience can help you get the most out of your home sale! We are now scheduling for Spring listings and would love to talk with you about your sale. Call us today at 301-237-3685 for a free, no-obligation consultation!

2019 - The Year in Review

2019 Yields Incremental Increases in Neighborhood Home Values *Consistent Demand & Low Inventory Fuel Seller-Friendly Conditions!*



*Net Sold Price' is Sold Price less Seller Subsidy (i.e. closing costs paid by Sellers on behalf of Buyers)